167.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,048,500 / 1,048,500
					USE VALUE:	1,048,500 / 1,048,500
					ASSESSED:	1,048,500 / 1,048,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FARRELL CHRISTINA S ETAL / TRS
Owner 2:	NICHOLAS H DARRIS TRUST
Owner 3:	
Street 1:	2256 MYSTIC VALLEY PKWY
Street 2:	
Twn/City:	MEDFORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	02155 Type:

PREVIOUS OWNER

Owner 1:	FARRELL CHRISTINA S ETAL /TRS -
Owner 2:	NICHOLAS H DARRIS TRUST & -
Street 1:	34 HILLSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,521 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1906, having primarily Vinyl Exterior and 3919 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	8521.000	575,600		472,900	1,048,500
Total Card	0.196	575,600		472,900	1,048,500
Total Parcel	0.196	575,600		472,900	1,048,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 267.53 | /Parcel: 267.5

Legal Description

User Acct

110579

GIS Ref

GIS Ref

Insp Date

10/06/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 167.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	575,500	0	8,521.	472,900	1,048,400	1,048,400	Year End Roll	12/18/2019
2019	104	FV	460,300	0	8,521.	472,900	933,200	933,200	Year End Roll	1/3/2019
2018	104	FV	459,400	0	8,521.	418,900	878,300	878,300	Year End Roll	12/20/2017
2017	104	FV	429,400	0	8,521.	351,300	780,700	780,700	Year End Roll	1/3/2017
2016	104	FV	429,400	0	8,521.	351,300	780,700	780,700	Year End	1/4/2016
2015	104	FV	354,400	0	8,521.	304,000	658,400	658,400	Year End Roll	12/11/2014
2014	104	FV	354,400	0	8,521.	293,900	648,300	648,300	Year End Roll	12/16/2013
2013	104	FV	369,400	0	8,521.	279,700	649,100	649,100		12/13/2012

!12925!

PRINT

Date	Time
12/11/20	02:56:48

LAST REV

Date	Time
11/05/19	08:45:38

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12925

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FARRELL CHRISTI	73356-143	1	9/27/2019	Convenience	10	No	No		
DARRIS NICHOLAS	68383-64		11/10/2016	Convenience	10	No	No		Nicholas H Darris d.o.d. 7/15/2016 bk 68383 p
DARRIS NICHOLAS	36341-118		9/9/2002	Family	10	No	No		
	10255-244		4/24/1963			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/27/2016	681	Re-Roof	19,160					reroof
8/25/2014	1058	New Wind	8,914		8/25/2014			Install 22 replace

ACTIVITY INFORMATION

Date	Result	By	Name
11/5/2019	Mail Update	MM	Mary M
10/6/2018	MEAS&NOTICE	HS	Hanne S
5/1/2009	Meas/Inspect	372	PATRIOT
1/5/2009	Measured	189	PATRIOT
12/20/1999	Mailer Sent		
12/17/1999	Measured	163	PATRIOT
7/21/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	110579
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8521		Sq. Ft.	Site		0	70.	0.79	8									472,941						472,900	

Total AC/HA: 0.19562 | Total SF/SM: 8521 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 472,941 | Spl Credit | Total: 472,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1906	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	0.91790837
Const Adj.:	1.00489950
Adj $ / SQ:	147.585
Other Features:	101500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	834192
Depreciation:	258599
Depreciated Total:	575592

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	7	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	7	4	
Totals			
2	13	7	

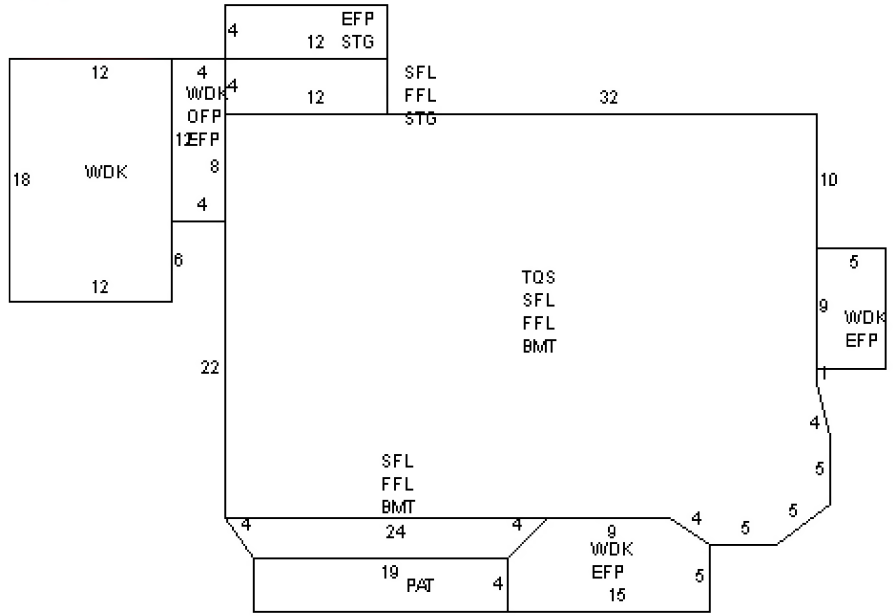
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	162.34
Special Features:	0	Val/Su Net:	92.94
Final Total:	575600	Val/Su SzAd	146.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,456	147.580	214,884
SFL	Second Floor	1,456	147.580	214,884
BMT	Basement	1,408	44.280	62,340
TQS	3/4 Story	1,007	147.580	148,655
WDK	Deck	407	8.500	3,459
EFP	Enclos Porch	239	38.810	9,274
STG	Storage	96	8.120	780
PAT	Patio	76	6.030	458
	Net Sketched Area:	6,193	Total:	656,856
Size Ad	3919.25	Gross Are	6529	FinArea 3919

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

167.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	